



City of Chicago



O2019-4108

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/12/2019
Sponsor(s):	Reilly (42)
Type:	Ordinance
Title:	Dedication of public way(s) in area bounded by E Ohio St, N Lake Shore Dr, E Grand Ave and N McClurg Ct
Committee(s) Assignment:	Committee on Transportation and Public Way

PUBLIC WAY DEDICATION ORDINANCE

Be it Ordained by the City Council of the City of Chicago:

SECTION 1. The Acting Commissioner of the Chicago Department of Transportation, or his designee, is hereby authorized and directed to approve a dedication of certain property owned by 545 Investors LLC, an Delaware limited liability company ("Developer"), for use as public way, in the block bounded by E. Grand Avenue, E. Ohio Street, N. McClurg Court and approximately N. Peshtigo Court, and legally described in the attached plat (**Exhibit A**, CDOT File: 10-42-18-3854) which, for greater certainty, is hereby made a part of this ordinance.

SECTION 2 TO BE DEDICATED AS PUBLIC WAY THE AREA DESCRIBED AS THE SOUTH 5.64 FEET OF THE WEST 1/2 OF LOT 41 IN CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 13 1906 AS DOCUMENT 3966633, AND THE SOUTH 5.64 FEET OF THAT PART OF LOT 40 IN SAID CIRCUIT COURT PARTITION LYING EAST OF AND ADJOINING THE EAST LINE OF N. McCLURG COURT, 50.00 FEET WIDE, AS OPENED BY ORDINANCE PASSED JULY 2, 1914, ORDER OF POSSESSION APRIL 12, 1921 BY COUNTY COURT CASE 34036, ALSO, THAT PART OF LOT 33 AND LOT 40 (EXCEPT THE SOUTH 5.64 FEET THEREOF) IN CIRCUIT COURT PARTITION AFORESAID, LYING EAST OF THE EAST LINE OF N. McCLURG COURT AFORESAID AND LYING WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID LOT 40, A DISTANCE OF 92.71 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHEAST CORNER OF SAID LOT 40, TO A POINT ON THE NORTH LINE OF SAID LOT 33, A DISTANCE OF 93.10 FEET, AS MEASURED ALONG SAID NORTH LINE, FROM THE NORTHEAST CORNER OF SAID LOT 33, IN COOK COUNTY ILLINOIS, SAID AREA BEING 2,641 SQUARE FEET OR 0.0606 ACRES MORE OR LESS.

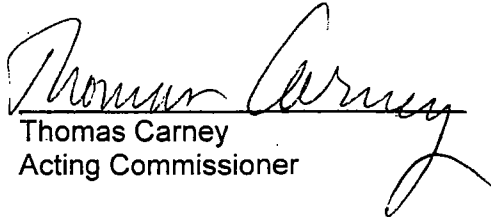
SECTION 3. The Developer acknowledges that any private sewers, appurtenances and connections within the area to be dedicated shall be sealed, removed or relocated to private property at the Developer's expense, in accordance with the standard procedures of the Department of Water Management, Sewer Section; or established as public through City Council action. In the event that any sewer is abandoned, the abandonment plans must be reviewed, approved and permitted by the Department of Water Management, Sewer Design Section prior to work. The Developer understands that it is the Developer's responsibility to provide proper drainage, and lay new sewer main and associated structures, at its expense in the street herein dedicated, in accordance with plans reviewed, approved and permitted by the Department of Water Management Sewer Design Section, prior to work. Acceptance of new sewers is contingent upon submittal of as-built drawings, and physical and videotape inspection provided by the Developer provided to the Department of Water Management within 30 days of completion. All sewer work in both the public way and on private property requires permit of a Licensed Drainlayer as secured through the Department of Buildings-Sewer Permit Section.

SECTION 4. The dedication for public way herein provided for is made upon the express condition that the Developer is responsible for constructing newly dedicated public way in accordance with the most current version of the Chicago Department of Transportation's Regulations for Opening, Repair and Construction in the Public Way and its appendices, and in accordance with the executed Duty to Build Agreement attached herein and made a part of this ordinance as **Exhibit B**.

SECTION 5. The dedication herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall file or cause to be filed for recordation with the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with the attached plat of dedication as approved by the Department of Transportation's Acting Superintendent of Maps and Plats.

SECTION 6. This ordinance shall take effect and be in force from and after its passage and publication. The dedication shall take effect and be in force from and after the recording of the ordinance and the plat of dedication.

Dedication Approved:


Thomas Carney
Acting Commissioner

Approved as to Form and Legality:


Lisa Misher
Deputy Corporation Counsel

Introduced by:

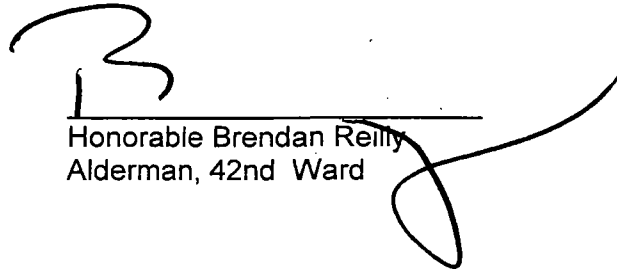
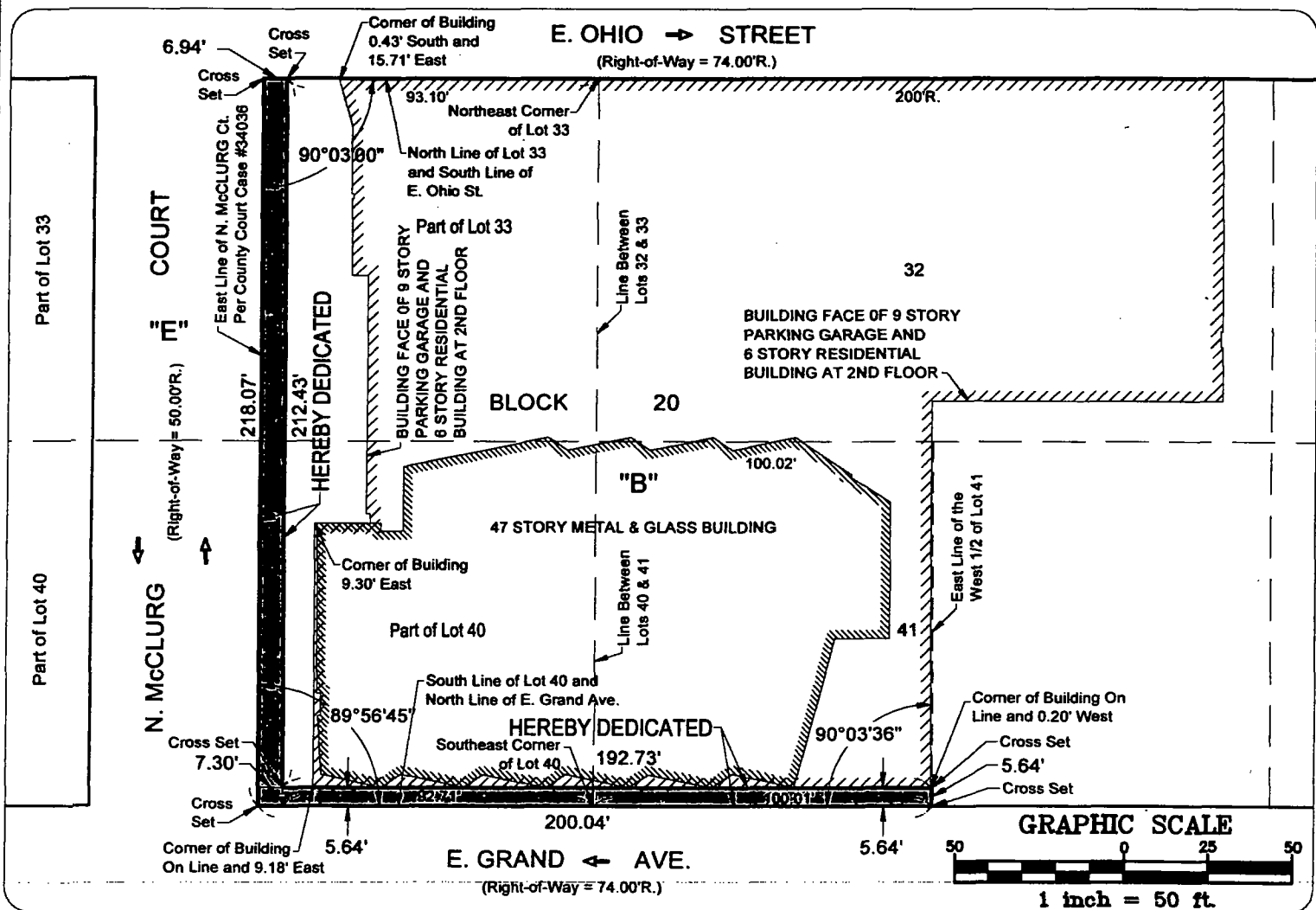
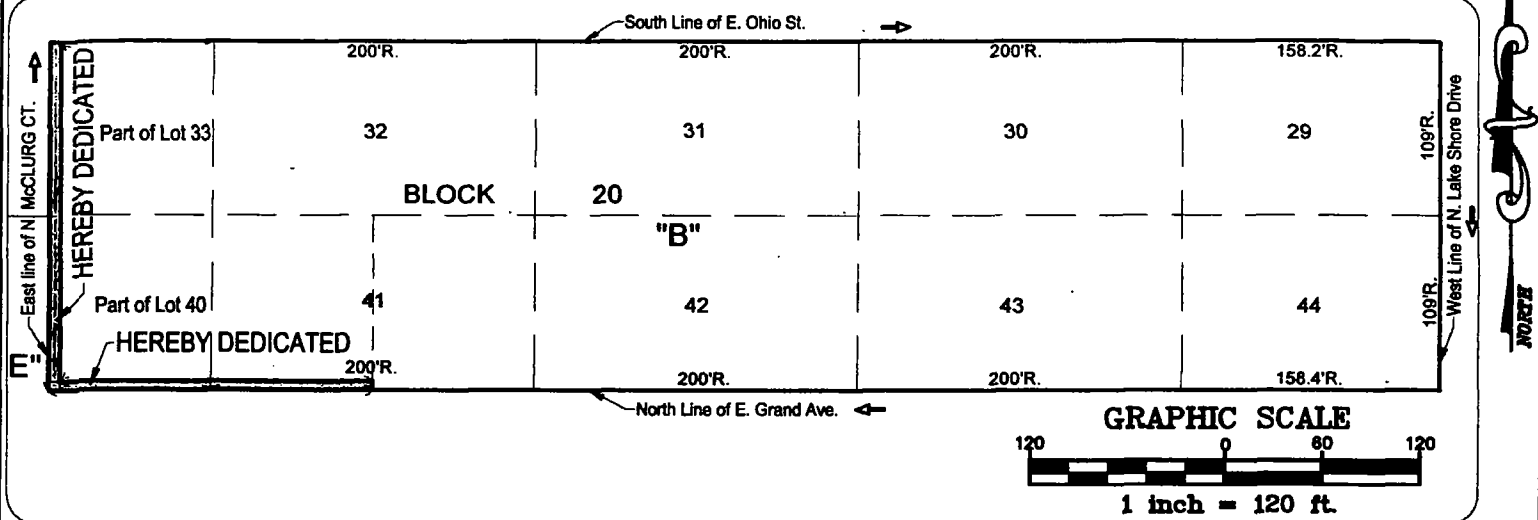

Honorable Brendan Reilly
Alderman, 42nd Ward

EXHIBIT "A" PLAT OF DEDICATION



CROSSES SET IN
CONCRETE PAVEMENT
AT ALL CORNERS OF
DEDICATED AREA = +

LINE TYPES USED:

- LOT LINES ————
- STREETS AND BLOCKS ————
- LIMITS OF DEDICATION [Solid Black Line]
- TRAFFIC FLOW DIRECTION →



GREMLEY & BIEDERMANN

A DIVISION OF
PLCS CORPORATION
LICENSE No. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO.

N-130052-DEDICATION

DATE:

01-11-2019

SCALE: 1 INCH = 120 FEET
1 INCH = 50 FEET

PAGE NO.

1 OF 4

CDOT# 10-42-18-3854

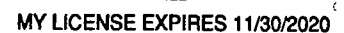
EXHIBIT "A"

PLAT OF DEDICATION

TOTAL AREA: 2,641 SQUARE FEET OR 0.0606 ACRES MORE OR LESS.

I, JOSEPH A. LIMA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF DEDICATION DESCRIBED IN THE CAPTION ABOVE FOR THE PURPOSE OF DEDICATING THE SAME AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION THEREOF AND THIS PROFESSIONAL SERVICE CONFORMS TO CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: Joseph A. Kenna
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3080



CDOT# 10-42-18-3854

EXHIBIT "A"

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS _____ DAY OF _____ 2019, A.D.

TITLE: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY
OF _____, 2019, A.D.

NOTARY PUBLIC:

CDOT# 10-42-18-3854

PLAT OF DEDICATION

MAIL TO AND PREPARED FOR:
BRIDGET O'KEEFE
DASPIN & AUMENT, LLP
300 S. WACKER DRIVE
SUITE 2200
CHICAGO, IL 60606

AFFECTED P.I.N.'S :

17-10-211-027
17-10-211-028



DEPT. OF FINANCE



COOK CO.



C.D.O.T.

SURVEYOR'S NOTES:

1. ALL DISTANCES AND ANGLES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
4. CROSSES HAVE BEEN SET IN CONCRETE PAVEMENT AT ALL CORNERS OF DEDICATED AREA.
5. FIELD WORK HAS BEEN COMPLETED ON JANUARY 11, 2019.

LEGEND:

"B"

CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 13, 1906 AS DOCUMENT 3966633.

"E"

ORDINANCE FOR OPENING A STREET EAST OF AND PARALLEL WITH FAIRBANKS COURT FROM EAST GRAND AVENUE TO EAST CHICAGO AVENUE PASSED JULY 2, 1914, ORDER OF POSSESSION APRIL 12, 1921 BY COUNTY COURT CASE 34036



ZONING INFORMATION:

THE PROPERTY IS LOCATED
IN PLANNED DEVELOPMENT
PD1188 PER ZONING
ORDINANCE NO. 17309 DATED
2/15/2012

ABBREVIATIONS:

R. = RECORD

CDOT# 10-42-18-3854

 <p>GREMLEY & BIEDERMANN A Division of PLCS, CORPORATION LICENSE No. 184-005332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM</p>			
ORDER NO.	DATE	PAGE NO.	
N-130052-DEDICATION	01-11-2019	4 of 4	
SCALE: 1 INCH = 120 FEET 1 INCH = 50 FEET			

545 INVESTORS LLC

125 High Street
High Street Tower, 27th Floor
Boston, MA 02110

DUTY TO BUILD AGREEMENT FOR CREATION OF NEW STREET/ALLEY

In support of my current application with the Chicago Department of Transportation's Public Way unit, for a dedication of my private property for new public way, I hereby state that I am the applicant or the company agent for the applicant company involved in the project, and that I have the authority to agree to the below terms of the dedication.

PLEASE INITIAL AGREEMENT:TM 6

I am aware that I am responsible for the construction of all public and private rights of way (streets, alleys, etc) described on the Plat of Subdivision/Dedication associated with unique

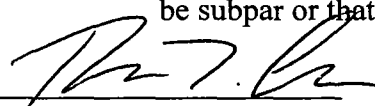
CDOT FILE: ~~17-42-17-3826~~ ^{Reopened:} Now 10-42-10-3854
as:

TM 6

I further understand that all rights of way (both public and private) must be built to standard City specifications as detailed in the most current version CDOT's Regulation for Openings, Construction and Repair in the Public Way.

TM 6

Lastly, I understand that construction deposits will be required to assure that the work is done correctly. An inspection will be conducted by the City upon completion of the work. The City of Chicago reserves the right to require demolition and reinstallation of any facilities that are judged to be subpar or that do not adhere to the City's standards.

Signature: Date: 3/5/18Printed Name: Thomas GrecoTitle: Vice PresidentAddress with Zip: 125 High Street, High Street Tower, Boston, MA 02110Phone/Fax: 617-854-6669Email: tgreco@gid.comSigned and sworn to before me this 5th day of March, 2018 at Suffolk County, Massachusetts.

Maria L. Avila
Notary Public



MARIA L. AVILA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 3, 2021

Commission Expires: _____



HOWARD B. BROOKINS, JR.
ALDERMAN, 21ST WARD

9011 SOUTH ASHLAND AVE SUITE B
TELEPHONE: (773) 881-9300
FAX: (773) 881-2152

CITY COUNCIL

CITY OF CHICAGO

COUNCIL CHAMBER
CITY HALL - ROOM 305
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312-744-4810
FAX: 312-744-7738

COMMITTEE MEMBERSHIPS

TRANSPORTATION & PUBLIC WAY
(CHAIRMAN)

AVIATION

BUDGET & GOVERNMENT OPERATIONS

ECONOMIC, CAPITAL & TECHNOLOGY DEVELOPMENT

FINANCE

COMMITTEES AND RULES

WORKFORCE DEVELOPMENT & AUDIT

July 24, 2019

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body pass the proposed ordinance transmitted herewith for a VACATIONS to 545 INVESTORS, LLC - 02019-4108 A dedication for sidewalk widening along McClurg Court and Grand Avenue at the northeast corner of that intersection. This property is located in the 42nd Ward. This ordinance was referred to Committee on June 12, 2019.

This recommendation was concurred unanimously by viva voce vote of the members of the Committee with no dissenting vote.

(Ward 42)

Respectfully submitted,

Howard Brookins, Jr.,
Chairman